

ADA COUNTY HISTORIC PRESERVATION COUNCIL

200 W. Front Street
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Rob Fraser, Chair
Frank Eld
Angie Steele
Carolina Valderrama Echavarria

Bob Reinhardt, Vice-Chair
Joseph Gallagher
Larry Sundell

, Secretary
Jay Karamales



The purpose of the Ada County Historic Preservation Council is to promote the educational, cultural, economic and general welfare of the public of Ada County through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect significant elements of the county's, the state's and the nation's historic, architectural, archaeological, and cultural heritage.

MINUTES FOR NOVEMBER 7, 2023, 12:00 P.M.

VIRTUAL & IN-PERSON MEETING

The meeting will be conducted both in person and via WebEx Video Conference. If you would like to participate by phone or video, please contact Brent Danielson. He can be reached at bdanielson@adacounty.id.gov or (208) 287-7913.
Ada County Courthouse 2nd floor, Development Services Conference Room, 200 W. Front Street, Boise, Idaho 83702

I. CALL TO ORDER 12:00 P.M.

II. ROLL CALL & INTRODUCTION OF GUESTS

Members					Staff & Others	
X	Rob Fraser	X	Bob Reinhardt		X	Brent Danielson, Staff
X	Frank Eld	X	Joseph Gallagher	X	X	Michaella Owens, Staff
X	Angie Steele	X	Larry Sundell	X	X	Brianna Bustos, Staff
					X	Todd Tucker, Boise Hunter Homes
					X	Justin Milander, Boise Hunter Homes
					X	Cyndi Elliot, Dry Creek Historical Society

III. AGENDA ADDITIONS / CHANGES

IV. APPROVAL OF MINUTES

A. October Minutes

The minutes were approved. Frank motioned to approve the minutes and Jay seconded the motion.

V. ACTION / INFORMATION / DISCUSSION ITEMS

A. CLG Grant Update – Brent

Brent reported that the SHPO is still waiting for authorization to release the grant funds.

B. Dry Creek Ranch Historic Structures Discussion – Todd & Council

Brent introduced Todd and Justin to the Council and that they were here to discuss the preservation efforts of the three (3) historic structures in Dry Creek Ranch.

Justin informed the Council that they have chosen Use #2 in the Dry Creek Ranch Historic Structures Preservation Plan for the farmhouse. Use #2 allows for the farmhouse to be used by the Community Director as an office with the possibility of a residence. He also went over the current improvements that are being done on the site. The interior remodel of the farmhouse is anticipated to be completed at the end of the

month. They are looking to paint the exterior of the farmhouse (both siding and roof). The sidewalk will be removed and replaced in the same location. An AC Condenser was placed on the property to provide air conditioning for the house. It was placed in a niche with the least amount of visibility. A structural engineer will be looking at the barn during the 3rd week of November. They are also looking to hire a masonry contractor to complete the repairs for the icehouse.

Todd mentioned that the owner is not convinced that the full restoration of the west wall of the icehouse is the best solution as he likes the current look of the wall. They want to see if the Council would be agreeable to applying a resin along the west wall to prevent further deterioration of the wall.

Frank expressed concerns regarding the modification of the exterior finishes without first getting approval from the Council. He asked them why they would remove the historic windows in violation of the façade easement agreement.

Justin replied that the windows were replaced last summer.

Frank responded that is not acceptable to the Council.

Jay stated that he agrees with Frank and asked Justin and Todd what the plan is going forward. He wants the Council to be consulted before these projects commence.

Justin replied that they will be doing exterior painting of the farmhouse.

Frank responded that he wants to discuss what happened first.

Bob retorted that we need to know if we are replacing the windows.

Justin stated that the windows had been vandalized and broken and the person who authorized the replacement of the windows no longer works for Boise Hunter Homes.

Angie replied that windows are a huge part of the architecture of the structure.

Justin responded that the windows in the dormer are still there.

Todd mentioned that they have talked internally and are at the mercy of the Council. He indicated that they would be willing to replace the windows.

Frank replied that going forward all work needs to come to a close. Anything else going forward needs to be presented to the Council as a proposal.

Rob stated that the Council needs to know what is being restored. We need to see colors and materials.

Frank stated that he wants to see the stone wall of the icehouse to be restored with the stones.

Rob wants submittals of what is going to be restored.

Frank wants them to provide plans for the windows, concrete, and landscaping in advance of them starting the work.

Angie and Jay acknowledged that there are in agreement with Frank and want the Council to approve of any exterior changes and for the developer to receive written authorization from the Council before work is commenced.

Brianna asked if there is a clause about vandalism or weather? Maybe there needs to be some clarification.

Todd responded that they are planning to paint the metal roof the same color as it is now and for the siding to be the same color as it is now.

Angie reminded them to mitigate the current damages to all the buildings, due to no restoration, especially because of the pending winter weather.

It was discussed that the Council doesn't want to see the structures further deteriorated.

Rob mentioned it would behoove the Council to perform a survey of the structures and the property to determine the current condition of the structures.

Todd replied that could probably be arranged with the owner. The owner will likely want to have a representative there with them.

Todd also stated that they could present a plan of the color(s) that the farmhouse will be painted. In addition, they can also provide the location, size, and replacement of the concrete and also present a landscape plan to them.

Frank warned them to be cautionary and make a plan for what the replacement windows should be.

Rob replied for them to provide a product submittal to the Council.

Larry asked if the windows were single-pane windows.

Justin replied that he is not sure.

Angie suggested talking with SHPO to get help in finding appropriate windows.

Jay asked about their planned use for the barn. He would like to hear about their plans for it.

Bob asked if there is anything else that needs to be reversed.

Jay mentioned that he has concerns about the structural integrity of the icehouse. He suggested having photo documentation of the structure. He also noted that no interpretive signage has been installed on the site. Include photos on the interpretive signage.

Joe stated that they may need to somewhat disassemble the icehouse.

Todd asked if the Council could provide them with some history on the farmstead as he had misplaced the historical information that Angie had provided to them a few years ago.

Rob listed off action items to be done.

Todd stated that he would like to come back to the December meeting.

Larry asked about the landscaping. Put some along the planter bed adjacent to the foundation.

Joe mentioned that energy efficient wood windows would work. The windows will need to match the house.

Bob stated that the Council encourages the value of historic preservation and is excited to see the possibilities for the structures.

Jay replied that the Council could provide examples of signs along with some text.

Rob went over the list of action items to be completed for the next meeting. The Council will provide Todd with a history of the structure. Frank and Jay will survey the property with a developer's representative. Todd and Justin will provide a scope of work for the exterior improvements on the site.

C. 4130 W. Beacon Light Road Tour – Angie, Carolina, Frank, & Jay

Brent mentioned that recently Angie, Carolina, Frank, and Jay were able to take a tour along with members of Preservation Idaho a tour of this year's County Treasure at 4130 W. Beacon Light Road.

Angie stated that she was impressed with what they have done. The barn is in good shape and the owners want to preserve it. The owners talked to them about splitting off parcels and they provided Angie with a couple of ideas.

Brent went over his idea of utilizing what the Council comes up with as historic to allow for a property owner to be able to split a property below its minimum lot size.

Larry asked if the property was in agricultural productivity.

Angie replied that a neighbor farms it.

Joe suggested for the owners to donate the property to the County.

It was discussed that it might be a difficult task to do.

Carolina mentioned that the owner wants to do a part two of doing a tour of the barn. She is working with Julia at Preservation Idaho to set up that tour.

D. Follow-up Organizational and Strategic Vision for the Ada County Historic Preservation Council Discussion – Council

Brent mentioned this past Spring the Council had been discussing how to be more effective and coming up with specific criteria to determine if something is historic. Frank, Angie, and Jay had started to look at what makes something historic outside of the criteria for the National Register of Historic Places. The next two (2) steps in the process are to 1) Determine what is historic? And 2) Develop incentives for people to do the right thing.

Bob mentioned that Jay had sent out a list of questions to ask if the property is eligible or not. Is the question do we base it on the National standards or do we do something else. Frank and Angie want something more.

Frank replied that he wants to find what is being precluded.

There was discussion about the Lemp House in the Garden City State Street survey where the consultant stated that the structure was not eligible for the National Register of Historic Places because of exterior alterations made to the structure. However, Frank and Angie were of the opinion that the structure was historic because the alterations to the structure could be undone.

Bob stated that we need to provide objective criteria to determine what is historic. Something that is quantifiable. Not just because we like the building.

E. Outreach to other Historic Groups within Ada County - Council

F. Future Agenda Items – Council

VI. UPCOMING EVENTS

November 2, 2023	Fettuccine Forum: The Treasure Valley's Asian Pioneers: Archaeology and History of Asian Americans in Boise and Vicinity <i>Learn about the experiences and significance of Asian and Asian American people in the Boise vicinity for over 150 years.</i> Trailhead, 500 S. 8 th Street, Boise	6:00 P.M. – 7:00 P.M.
November 4, 2023	WalkAbout Boise <i>1.5 hour professionally guided walking tour of downtown Boise.</i> Bench in Front of Basque Museum on Grove Street, \$16.25 https://ci.ovationtix.com/34774/performance/11251108?performanceId=11251108	10:00 AM – 11:30 AM
November 9, 2023	Stella Sammaripa: Connecting Through Indigenous Knowledge and Modern Technology to Regain Sustainability <i>Presentation of using indigenous knowledge and modern technology in order to regain sustainability on her homelands.</i> Idaho State Museum, \$5 https://store.history.idaho.gov/performance.aspx?pid=14075	5:30 PM – 7:30 PM
November 10, 2023	November Night Tours 2023 Self-Guided Tours Old Idaho Penitentiary, \$15 https://store.history.idaho.gov/performance.aspx?pid=14086	6:00 PM – 10:00 PM

November 11, 2023	WalkAbout Boise <i>1.5 hour professionally guided walking tour of downtown Boise.</i> Bench in Front of Basque Museum on Grove Street, \$16.25 https://ci.ovationtix.com/34774/performance/11251109?performanceId=11251109	11:00 AM – 12:30 AM
November 11, 2023	Family Second Saturday: Salmon in Idaho <i>Learn the importance of salmon to Indigenous nations in Idaho and the work of tribes to recover fish habitats and populations.</i> Idaho State Museum, \$10	12:00 PM – 3:00 PM
November 11, 2023	Preservation Idaho Presents ‘Architecture Of Suspense A Fundraiser + Party in the Historic Shrine Ballroom <i>A riot of Hitchcock Film, Fashion, Music, and Architectural Marvels from the Mid-Century!</i> 1118 W. Idaho Street, Boise, \$64.99 https://ci.ovationtix.com/34774/performance/11364463?performanceId=11364463	5:30 PM – 8:00 PM
November 18, 2023	WalkAbout Boise <i>1.5 hour professionally guided walking tour of downtown Boise.</i> Bench in Front of Basque Museum on Grove Street, \$16.25 https://ci.ovationtix.com/34774/performance/11251110?performanceId=11251110	11:00 AM – 11:30 AM

VII. ADJOURNMENT 1:07 PM

A. Next Scheduled Meeting: December 5, 2023